

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 11, 2004**

UNAPPROVED DRAFT
Completed 2/24/04

PRESENT: Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District

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The meeting was called to order at 8:27 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy announced, at the request of Commissioner Alcorn, that the Environment Committee would hold its first meeting on Thursday, February 19, 2004, at 7:30 p.m., in the Board Conference Room. He noted that a presentation would be made by the Department of Public Works and Environmental Services on the County's Watershed Management Planning Program and the Little Hunting Creek draft watershed plan.

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Chairman Murphy announced the following Planning Commission dates for the FY 2005-2009 Capital Improvement Program (CIP):

Thursday, March 11	CIP Workshop with County agencies
Thursday, March 18	CIP public hearing
Wednesday, March 24	CIP Committee at 7:30 p.m. (tentative)
Thursday, March 25	CIP Markup

He noted that the Board of Supervisors would hold its public hearings on the CIP in conjunction with the FY 2005 budget hearings on March 29, 30, and 31, 2004.

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Chairman Murphy noted that there would be no Planning Commission meetings on Thursday, February 12 and Wednesday, February 25, 2004.

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Chairman Murphy noted that in a recent supplement of the *Courier* newsletter a recognition ceremony, to be held on Friday, February 20, 2004, was announced for County employees whose tenure had been twenty years or more. Chairman Murphy recognized employees of the Planning Commission on this list as well those from other agencies who had worked with the Commission:

25 Years of Service

Barbara Lippa, Planning Commission Office
Gloria Watkins, recently retired from Planning Commission Office
Karen Harwood, County Attorney's Office
Verdia Haywood, County Executive's Office

20 Years of Service

David Marshall, Department of Planning & Zoning
Cathy Chianese, County Executive's Office

15 Years of Service

Toni Denson, Planning Commission Office
Michael Congleton, Department of Planning & Zoning
Mary Ann Godfrey, Department of Planning & Zoning
Leslie Johnson, Department of Planning & Zoning
Fred Selden, Department of Planning & Zoning
Sterling Wheeler, Department of Planning & Zoning

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A 2003-MV-049 - WILLIAM P. AND MARY O. ORLEAN

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION PULL A 2003-MV-049, WILLIAM P. ORLEAN AND MARY O. ORLEAN, FROM THE BOARD OF ZONING APPEALS, SCHEDULED ON MARCH 2, 2004, FOR ADMINISTRATIVE REVIEW AND COMMENT BY THE PLANNING COMMISSION SOMETIME IN APRIL 2004; AND THAT THE BZA DEFER ITS PUBLIC HEARING ON THE APPEAL UNTIL AFTER IT RECEIVES THE PLANNING COMMISSION RECOMMENDATION; OR, IF THE PUBIC HEARING CANNOT BE DEFERRED BECAUSE OF TIMING CONSIDERATIONS, THAT THE BZA DEFER ITS DECISION UNTIL AFTER IT RECEIVES THE COMMISSION'S RECOMMENDATION.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Chairman Murphy abstaining and Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Lawrence MOVED THAT PLANNING COMMISSION FURTHER DEFER THE DECISION ON RZ 2002-PR-031, ERNESTO V. AND NILA M. CASTRO, TO A DATE CERTAIN OF FEBRUARY 26, 2004.

Commissioner Hall seconded the motion which carried by a vote of 9-0-1 with Chairman Murphy abstaining and Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Koch MOVED THAT RZ 2003-SU-040, PCA 78-S-063-04, AND SE 2003-SU-025, LLW, L.L.C, BE DEFERRED FOR PUBLIC HEARING TO FEBRUARY 26, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Lawrence noted his intent to defer the public hearing SEA 2002-PR-040, Fairfax Plaza Company, A Virginia Limited Partnership, from February 18, 2004 to March 18, 2004.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031, SILVIO DIANA, TO A DATE CERTAIN OF MARCH 3, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Chairman Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2003-MV-036, ROUBIN ASSOCIATES, L.L.C AND MARY ANNE PEARSON SANKO REVOCABLE TRUST, BE DEFERRED TO A DATE CERTAIN OF MARCH 3, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ 2003 SP-044 – GURHAN DEMIRKAN (Decision Only)

(The public hearing on this application was held on January 28, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2003 SP-044, GURHAN DEMIRKAN, SUBJECT TO THE REVISED PROFFERS DATED FEBRUARY 10, 2004.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Chairman Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE SIDEWALK REQUIREMENT ALONG SILVERBROOK ROAD IN FAVOR OF THE EIGHT - FOOT WIDE ASPHALT TRAIL.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for agenda:

1. RZ/FDP 2003-PR-009 – UNIWEST GROUP, L.L.C.
2. RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP
3. RZ 2003-BR-029 – ATLANTIC COAST HOMES
4. 2232 S03-13 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES

This order was accepted without objection.

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RZ/FDP 2003-PR-009 - UNIWEST GROUP, L.L.C. - Appl. to rezone from 1-5 and HC to PRM and HC to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.35, including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located on the W. side of Gallows Rd., approx. 200 ft. S. of its intersection with Lee Hwy. and N. and S. of Strawberry La. on approx 7.48 ac. of land. Comp. Plan Rec: Mixed use up to 1.2 FAR. Tax Map 49-4 ((1)) 4, 8, 9, 9A, 10, 11, and 11A and Strawberry La. PROVIDENCE DISTRICT. PUBLIC HEARING.

Barnes Lawson, Jr., Esquire, with Lawson and Frank PC, reaffirmed the affidavit dated January 6, 2004.

Commissioner Hart disclosed that his law firm, Hart and Horan, P.C., had two pending cases with the law firm of Walsh, Colucci, Lubeley, Emrich and Terpak, P.C., listed on the affidavit as an agent of the applicant, but that the matters were unrelated to these applications, there was no financial relationship, and it would not preclude his participation in these cases.

William Mayland, Zoning Evaluation Division, (ZED), Department of Planning and Zoning, (DPZ) presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Harsel, Mr. Mayland and Ms. Abrahamson, ZED, DPZ, commented on the proposed underground stormwater management facility and Illustrative Sheet 4 of the staff report.

Mr. Lawson stated this application focused on improvements in transportation and on pedestrian access development.

In response to Commissioner de la Fe, Mr. Lawson stated he spoke with Robert Lawrence Esquire, Reed Smith, in regard to a letter dated January 14, 2004, concerning the proposed construction by Uniwest (copy of which is in the date file.)

Responding to Mr. Hart, Mr. Lawson described what materials were to be used on the southern side of the proposed building. Michael Collier, President, Uniwest Group, described the retail and residential design of the building.

Chairman Murphy called the first listed speaker and recited rules for public testimony.

Emory Tate, 2827 Charles Dunn Drive, Vienna, representing Providence Park Homeowners' Association, expressed support for this application because it fulfilled part of the Merrifield Plan.

Tim Reed, 202 Talahi Road, Vienna, representing Dunn Loring Woods Civic Association, expressed support for this application on its technical merit and said it met the requirements of the Comprehensive Plan. He praised highly the applicant's presentation that had been given to the citizens and elaborated on how well the applicant had worked with the neighboring communities.

Fran Wallingford, 3230 Wynford Drive, Fairfax, representing Pine Ridge Civic Association and the Mantua Citizens Association, said she supported this application because it adequately addressed stormwater management issues.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Lawson for a rebuttal statement.

Mr. Lawson followed up on Mr. Reid's comments and praise by acknowledging that the working relationship went both ways. He said they appreciated all the kind comments and stated that the community had worked well with them.

In response to questions from Commissioner Wilson, Mr. Mayland and Ms. Abrahamson commented on penthouses and mechanical equipment rooms and underground stormwater management.

Commissioner de la Fe suggested that the developer may want to change the language regarding the definition of penthouses and mechanical rooms before this case went to the Board of Supervisors.

Mr. Lawson agreed with Commissioner Lawrence that when replanting the landscape, plants should be selected that would make the best net contribution to air quality.

There were no further comments or questions from the Commission. Staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-009, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 10, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-009, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED JANUARY 14, 2004, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-PR-009.

Commissioners Lusk and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Lawrence MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENT TO PERMIT THREE SPACES INSTEAD OF FIVE SPACES IN THE SOUTHERN BUILDING.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Chairman Murphy relinquished the Chair to Secretary Harsel because the following case was in the Mount Vernon District and Vice Chairman Byers was absent from the meeting.

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RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.48 dwelling units per acre (du/ac). Located on the W. side of Gambrill Rd. and 100 ft. S. of Gambrill Ln. on approx. 1.21 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-1 ((1)) 37. MOUNT VERNON. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire, Woods Battle & Booth, reaffirmed the affidavit dated July 25, 2003.

Commissioner Hart disclosed that his law firm, Hart and Horan, P.C., had one case with the law firm of Walsh, Colucci, Lubeley, Emrich and Terpak, P.C., representing other parties, but that the matters were unrelated to these applications, had no financial relationship, and would not preclude his participation in these cases.

Commissioner Murphy said on behalf of Commissioner Byers that this application had not been heard before the Mount Vernon District Land Use Committee and therefore, he would defer decision to March 10, 2004.

Aaron Shriber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Responding to Commissioner Harsel's question, Mr. Shriber commented on the building foundation located on the property.

In response to Commissioner Wilson's questions, Mr. Riegle elaborated on the zoning, the construction hours, a common driveway and the condition of the storage for water.

Commissioner Harsel called the listed speaker and reiterated the rules for public testimony.

Elaine R. Christofferson, 8304 Southstream Run, Springfield, expressed concerns about the safety of the entrance and exit into the development and pedestrian access.

Scott Travis, 8692 Young Court, Springfield, voiced concerns about tree preservation, the provisions for the schools and road access from Gambrill Road into the development.

There were no further speakers; therefore, Commissioner Harsel called upon Mr. Riegle for a rebuttal statement.

Responding to Commissioner Harsel's question, Mr. Riegle elaborated on the proposed driveway location and the proposed trail. He stated that the school contribution had been funded in full. Mr. Riegle explained the action to be taken on tree preservation and stormwater management.

Responding to a question from Commissioner Wilson, Mr. Riegle commented on driveway access and its location, the size of the lots, and the setback requirements.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Secretary Harsel closed the meeting and recognized Commissioner Murphy for action in this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ 2003-MV-051 TO A DATE CERTAIN OF MARCH 10, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Koch, Wilson, Hall and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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At the conclusion of this case, Chairman Murphy resumed the Chair.

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RZ 2003-BR-029 - ATLANTIC COAST HOMES, INC. - Appl. to rezone from R-C and WS to R-3 and WS to permit residential development at a density of 1.81 dwelling units per acre (du/ac). Located at W. side of Clara Barton Dr. approx. 600 ft. S. of it's intersection with Ox Rd. on approx. 1.66 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 51A. BRADDOCK DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated January 28, 2004.

Commissioner Hart disclosed that his law firm, Hart and Horan, P.C., had two pending cases with the law firm of Walsh, Colucci, Lubeley, Emrich and Terpak, P.C., listed on the affidavit as agents of the applicant, but that the matters were unrelated to these applications, had no financial relationship, and would not preclude his participation in these cases.

Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted staff recommended approval of the application.

Ms. Strobel stated that the applicant's proposal was for the construction of two homes and the preservation of an existing home. She said the applicant had prepared and submitted a completed proffer package and that contributions had been made to the Housing Authority, the Park Authority, and Robinson High School.

Chairman Murphy called for speakers from the audience but received no response. He noted no rebuttal was necessary.

Commissioner Harsel explained that this application had been previously deferred because of affidavit problems.

Responding to a question from Commissioner Wilson, Ms. Abrahamson elaborated on the proposed construction.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Secretary Harsel closed the meeting and recognized Commissioner Murphy for action in this case. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-BR-029, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 28, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE OX ROAD AND ROUTE 123 FRONTAGE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST FOR A WAIVER TO ALLOW A SIX-FOOT HIGH FENCE ALONG OX ROAD/ROUTE 123, PER PARAGRAPH 3 OF SECTION 10-104.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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2232 S03-13 – FAIRFAX COUNTY DEPARTMENT OF
PUBLIC WORKS AND ENVIRONMENTAL SERVICES
AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES

February 11, 2004

The Commission recessed at 9:50 p.m. and reconvened in the Board Auditorium at 10:10 p.m.

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The next case being in the Springfield District, Chairman Murphy asked Secretary Harsel to assume the chair.

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2232 S03-13 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC
WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX
COUNTY DEPARTMENT OF FAMILY SERVICES - - Appl. under
Sects. 15.2-2204 and 15.2-2232, of the *Code of Virginia* to construct the
West County Family Shelter, located on Lee Hwy., 2,500 feet east of
Stringfellow Rd. Tax Map 55-3 ((1)) 27B. SPRINGFIELD DISTRICT.
PUBLIC HEARING.

Commissioner Murphy announced that he would defer decision on this case after the close of the public hearing to Thursday, February 19, 2004.

Anita Capps, Planning Division, Department of Planning and Zoning, recommended approval of the application.

Carey Needham, Building Design Branch, Fairfax County Department of Public Works and Environmental Services (DPWES), co-applicant, presented the specifications of the lot and proposed buildings. He elaborated on lighting, parking, transportation, pedestrian trails, and buffer designs.

Kathy Froyd, Children, Youth and Family Division, Fairfax County Department of Family Services, commented on the criteria for eligibility to live in the shelter. Ms. Froyd elaborated on the length of stay in the shelter and discussed the opportunities and training available to the residents in this type of shelter in Fairfax County.

Responding to questions from Commissioner Hart, Mr. Needham commented on street access, fencing and buffering.

Secretary Harsel called the first listed speaker and recited rules for public testimony.

Alyce Pope, Chairperson, Fairfax Advisory Social Services Board, spoke in favor of this application noting a need for more homeless shelters in this County.

Michael Obermeyer, 5404 Sandy Place Lane, Clifton, expressed opposition to this application citing concerns about compatibility and public transportation services.

February 11, 2004

Keith Martin, Esquire, Sack, Harris & Martin, PC, 8720 Greensboro Drive, Suite 6360, McLean, spoke on behalf of Equity Homes, builders of an adjacent residential development. Mr. Martin spoke in favor of this application because another shelter was badly needed in the County.

Responding to comments from Commissioners Koch, Lawrence and Lusk, Mr. Martin stated the average market value of a home in the development proposed by Equity Homes would be at least \$600,000. He then described how the proposed landscaping would protect homeowners from parking lot lighting and vehicle headlights.

Commissioner Hall commented that her sister lived in a group home for persons with physical disabilities and that nearby homes in that area had not decreased in value.

Commissioner Murphy thanked Mr. Martin for the work done with Equity Homes.

Responding to questions from Commissioners Harsel and Hart, Mr. Martin commented on the size of the proposed Equity homes.

Amiza Said, 5300 Hampton Forest Way, Fairfax, expressed opposition to the application because she was concerned that the facility would be too close to her home and her property value would decrease. She said she was also concerned about pedestrian and vehicular traffic as well as the possibility that individuals not accepted into the program would loiter in her neighborhood or live in the nearby woods.

Commissioner Koch explained that families are sent to the shelter by referral, which would alleviate pedestrian and vehicle traffic.

Nici Mahlandt, 5903 Hampton Forest Way, Fairfax, spoke on behalf of seventy-nine residents in opposition to this application. She stated she felt the shelter was too far from shopping, employment opportunities, and public transportation.

Daniel McGraw, 5516 Chestermill Drive, Fairfax, speaking on behalf of his son, Tom, expressed concern about the impact the shelter would have on traffic. He also said his neighborhood had not been officially notified about this project, and expressed concern about the lack of commercial support services.

William Richards, 13111 Willow Edge Court, Clifton, representing Clifton Farm Homeowners Association, expressed concerns about the lack of public transportation and medical facilities, pedestrian traffic, and the impact on the school system, water quality, and water runoff.

Mohammad Chishty, 5402 Willow Forest Court, Clifton, said he opposed this application due to concerns about the integration of the families in the shelter with the neighborhood. He stated that families in shelters were overwhelmingly different because of where they had come from.

He said he was concerned about possible drug and alcohol use in the shelter and of predisposed behavior that initially brought the family to the shelter.

Christopher Kerr, 5352 Ashleigh Road, Fairfax, expressed concern about security at the family shelter at night, and said though the use of drugs and alcohol would be prohibited in the facility, they could be used in his neighborhood. He said he was also concerned about the lack of pedestrian safety on Route 29.

Claudette Ward, 5270 Tractor Lane, Fairfax, President, Greater Willow Springs Civic Association, spoke in opposition to this application because it was not in conformance with the Comprehensive Plan. She said she was concerned about the possibility of asbestos in the soil, and the location of the Plantation pipeline easement which carried high octane aviation fuel to Dulles Airport. She also expressed concern about the location and placement of the stormwater retention pond.

Responding to Commissioner Hall's question, Mr. Needham stated they were very much aware of the pipeline and had been in contact with Colonial Plantation Pipeline.

Young Cho, 13068 Autumn Willow Drive, Fairfax, said he was not aware of the proposed family shelter when he moved into his home two weeks ago. He said his wife had had a previous negative encounter with a transient and said that other sites should have been considered.

Dottie McKee, 4019 Darkberry Lane, Fairfax, spoke in favor this application. She said she was the mother of a mentally ill son and had had personal experience with family shelters and knew that Fairfax County had a need for this shelter.

Jim Gleason, 5573 Rockpoint Drive, Clifton, President, Hayden Valley Community Association, said he opposed the application because of land use issues. He said that the subject property was environmentally sensitive and considered a watershed area. He stated the proposed shelter had the potential for problems regarding the parking lot and parking.

Robert Goudie, 1979 Logan Manor Drive, Reston, spoke in favor this application. He said he had had positive experiences with the shelter in Reston. He said he had spoken with the West Market Board of Directors and with the on-site manager who could not recall receiving any complaints about the shelter since its inception five years ago.

Commissioner Koch thanked Mr. Goudie for his testimony and agreed with him that opposition was based mostly on fear of the unknown. He reiterated that residents would have curfews, would not be able to go out alone, and would be given necessary items at the facility so they would not have to walk to the 7-Eleven.

Lowell Smith, 4019 Dogberry Lane, Fairfax, Chairman, Springfield District Land Use Committee, stated that when this application had come before the committee, he had voted in favor of the shelter both in concept and location.

Tom Geib, 5130 Myrtle Leaf Drive, Fairfax, favored the concept and location of the proposed family shelter facility. Mr. Geib submitted for the record a copy of a flyer that had been distributed in his community, a copy of which is in the date file.

Commissioner Murphy asked Mr. Geib questions about the flyer that had been distributed and stated the Commissioners had received a copy. He thanked Mr. Geib for his comments. Commissioner Hall and Commissioner Wilson commented about the map shown on the flyer that was being distributed through the community.

Philip Poole, 12408 Casion Road, Fairfax, a member of the Fairfax Area Land Use Committee, said he supported this application because there was a great need for the proposed shelter to be located in that part of the County.

Carol Hawn, 6500 Harvest Mill Court, Centreville, Sully District representative on the Fairfax County Community Action Advisory Board (CAAB) and representative of the Western Fairfax County Citizens Land Use Association (WFCCA), spoke in favor of the application noting that it had a positive staff recommendation. She encouraged the County to commit to shuttle bus service for the residents as well as connections to transit services and maximization of the tree save area. Ms. Hawn said she was also speaking on behalf of Jim Katcham.

There were no other listed speakers, therefore, Secretary Harsel called for speakers from the audience.

Kurt Gordon, 12900 Crouch Drive, Fairfax, stated he favored such programs and transitional housing and felt the community was ready for this project, but that proper notification of the proposal had not been made to the community or homeowners association.

Commissioner Murphy told Mr. Gordon that the homeowners association of his community had indeed been sent notification.

Gary Pennett, address unknown, stated that the issues of public transportation, pedestrian and bike trail access, and lighting in the neighborhood would need to be addressed, if the project went forward. He said he would like to see traffic issues resolved and would like Equity Homes to provide low-income housing.

Commissioner Murphy commented that Equity Homes had provided a contribution to the Housing Trust Fund and that solutions to transportation issues were currently and actively being pursued.

Commissioner Wilson commented that the two trails planned for this site, along Lee Highway and Little Rocky Run, were part of the application and designed to be bike trails.

Thomas Russell, 5602 Hampton Forest Way, Fairfax, expressed concern that the Hampton Forest Homeowners Association had not been notified about this application. He requested that transportation issues be addressed and expressed concern about shelter children roaming the neighborhood.

Commissioner Murphy said that he would re-check, but was sure that every homeowners association was notified along Lee Highway corridor. He explained that because Hampton Forest Way was not in the Sully District, WFCCA was notified by letter as the umbrella organization.

Commissioner Hart stated there had been three presentations to citizens and that this application had been very well publicized with articles in the local newspapers. He noted that the Sully District Council meetings were open to the public and that staff had made a thorough attempt to present this application to the communities.

Victor Ignacio, 7600 Ruxton Drive, Springfield, expressed concern with the location of the proposed shelter because of flooding, the pipeline situation, and parking lot issues.

Scott Margulis, address unknown, stated that he was a proponent for the shelter, but not the location, and that as elected officials, the Commissioners needed to take into account citizens who were against the application.

Alicia Coland, address unknown, was concerned about the lack of proper notification for this application. She said she did not agree with the location for the proposed shelter, and also suggested that the Commission look at how the school system facilitated their meetings and use some of those procedures so that citizens would feel more involved and supported.

Commissioner Harsel called for additional speakers from the audience, but received no response. She then called on Mr. Needham for a rebuttal statement.

Mr. Needham had no specific rebuttal but suggested that the Commission ask specific questions.

Commissioner Harsel asked staff to address the character, location, and extent of the 2232 review process.

Mr. David Marshall, Planning Division (DP), Department of Planning and Zoning (DPZ), stated that character, location, and extent of the facility was in substantial accord with the Comprehensive Plan.

In response to Commissioner Hall's questions, Mr. Needham elaborated on the parking lot and flooding issues. He commented that there were no additional plans proposed or contemplated for development on this site. Mr. Needham commented on the timeline as to when the facility would be built and operational and future transportation services.

Responding to Commissioner Wilson and Hall, Ms. Froyd explained that school-aged children residing in the shelter would have the option to remain in their base school or attend the school near the shelter and that by law, transportation would be provided for the children..

Responding to Commissioner Hall's questions, Ms. Froyd explained the curfews for the shelter and then stated that the waiting list for families in need of the shelter was up-to-date.

In response to a question from Commissioner Lawrence, Mr. Marshall and Ms. Capp indicated that property to the north of the proposed facility would be the location for the stormwater detention pond.

Responding to a question Commissioner Hart, Mr. Needham spoke about the Environmental Quality Corridor (EQC) and the Resource Protection Area (RPA).

In response to questions from Commissioner Wilson, Mr. Marshall and Ms. Capp stated that the RPA portion of the site would remain undeveloped.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Commissioner Harsel recognized Commissioner Murphy for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER THE DECISION ON 2232-S03-13 TO A DATE CERTAIN OF THURSDAY, FEBRUARY 19, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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ADJOURNMENT

February 11, 2004

The meeting was adjourned at 1:23 a.m.

Peter Murphy, Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Heidi E. Baggett

Approved on:

Karen M. Everett, Clerk to the
Fairfax County Planning Commission